

BOARD OF ZONING APPEALS AGENDA MAY 23, 2018

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **May 23, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

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| C.S. Belgin
<i>Admin.</i>
<i>Moved to</i>
<i>8/1/18 at</i>
<i>appl. req.</i> | TRUSTEES OF FIRST VIRGINIA BAPTIST CHURCH, A 2017-SP-022 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a junk yard and storage yard on the property, and is maintaining the use of two trailers which were permitted by the development conditions approved with SPA 2004-MV-025-02; but which were required to be removed within 6 months of special permit approval and are still located on the subject property in the R-1 District in violation of Zoning Ordinance provisions. Located at 8616 Pohick Rd, Springfield, VA 22153 on approx. 3.97 acres of land zoned R-1. Springfield District. Tax Map 98-1 ((1)) 21. (<i>Admin. moved from 3/28/18 at appl. req.</i>) |
| C.S. Belgin
<i>Admin.</i>
<i>Moved to</i>
<i>8/1/18 at</i>
<i>appl. req.</i> | PLAY N' LEARN PC LLC, A 2017-SU-010 Appl. under Sect. 18-301. This is an appeal of a determination that the appellant is operating an indoor commercial recreational use on property located in the I-5 District without approval of a Group 5 Special Permit in violation of Zoning Ordinance provisions. Located at 4102 Pepsi Place, Chantilly, VA 20151 on approx. 8.68 acres of land zoned I-5. Sully District. Tax Map 34-3 ((1)) 1C. (<i>Admin moved from 7/12/17, 10/4/17, 1/10/18, and 3/28/18 at appl. req.</i>) |
| S. Gilbert
<i>Admin.</i>
<i>Moved to</i>
<i>9/12/18 at</i>
<i>appl. req.</i> | DISTRICT CAFES LLC DBA MINT CAFÉ, A 2017-PR-002 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellants are operating a commercial recreation use (hookah) on property in the PTC, H-C, and SC Districts without Special Exception approval and Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 8346 Leesburg Pike., Vienna, 22182 on approx. 21,431 sq. ft. of land zoned PTC, H-C, and SC. Providence District. Tax Map 29 3 ((1)) 65. (<i>Admin. moved from 5/3/17, 9/13/17, 12/6/17, 2/7/18, and 4/25/18 at appl. req.</i>) |

Public Hearings

- 9:00 A.M. JESSICA JOHNSON, SP 2018-MV-015 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of an addition 6.0 ft. from a side lot line. Located at 909 Croton Dr., Alexandria, 22308 on approx. 14,478 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-4 ((5)) (6) 34.
M. Eveleigh
Deferred to 7/25/18 req. by appl.
- 9:00 A.M. LAURA FARRON, SP 2018-BR-025 Appl. under Sects. 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 9522 Stevebrook Rd., Fairfax, 22032 on approx. 13,020 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 69-1 ((4)) 62.
H. Eddy
Approved
- 9:00 A.M. ALINA PODGORNAIA DBA "METAPHOR FAMILY DAYCARE," LLC, SP 2018-MA-020 Appl. under Sects. 3-403, 8-305 and 8-923 of the Zoning Ordinance to permit a home child care facility and a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 6936 Regent Ln., Falls Church, 22042 on approx. 10,702 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) 195.
K. McMahan
Approved
- 9:00 A.M. RIVERSIDE GARDENS RECREATION ASSN., SPA 71-V-216-03 Appl. under Sects. 2-303, 2-510, 3-303 and 8-004 of the Zoning Ordinance to amend SP 71-V-216 previously approved for a community swim and tennis club to permit site and development condition modifications. Located at 8633 Buckboard Dr., Alexandria, 22308 on approx. 3.52 ac. of land zoned R-3. Mount Vernon District. Tax Map 102-3 ((1)) 42 A and 43. (*Admin. moved from 1/28/18, 2/28/18, 3/21/18 and 4/25/18.*) (*Deferred from 5/9/18.*)
K. McMahan
Approved
- 9:00 A.M. JOHN PHOUMINH/WAT LAO VIRGINIA, INC., SP 2017-MV-088 Appl. under Sects. 3-E03 and 8-301 of the Zoning Ordinance to permit a place of worship. Located at 6812 Springfield Dr., Lorton, 22079 on approx. 4.14 ac. of land zoned R-E. Mount Vernon District. Tax Map 114-4 ((3)) (1) 10A. (*Admin. moved from 12/6/17 at appl. req.*) (*Deferred from 2/14/18, and 4/18/18 at appl. req.*)
H. Eddy
Continued to 6/27/18
- 9:00 A.M. GREGG CALDWELL A 2017-SU-026 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that three (3) storage structures ("sea containers") are located on the property without site plan approval, that the required 25 foot wide transitional screening yard has not been maintained, and that a sign has been placed on the property without required permits, all on property in the I-5 District in violation of Zoning Ordinance provisions. Located at 14008 Willard Road, Chantilly, 20151-2930 on approx. 68,219 sq. ft. of land zoned I-5. Sully District. Tax Map 44-2 ((8)) 31. (*Admin. moved from 4/18/18 by staff.*)
S.C. Williams
Deferred to 7/25/18 at appl. req.

JOHN F. RIBBLE III, CHAIRMAN